

# Classical American Homes Preservation Trust

and  
The Richard Hampton Jenrette Foundation



Annual Report | 2011





*The Roper House entrance hall is highlighted by the circular staircase which ascends through all three stories.  
The Goddess of Music, in the niche at left, is one of three allegorical sculptures original to the house.*

*(Photography by Van Jones Martin)*



## To Friends, Donors and Preservationists

*From Dick Jenrette*

### *On the Cover of This Year's Annual Report*

You've probably heard the old expression: "One picture is worth ten thousand words"? That was before smart phones inundated us with both words and pictures. Just the same, we still like to show one of our houses on the cover of each year's Annual Report for Classical American Homes. A picture can explain better than words why we believe it is important to preserve these examples of America's heritage of classical residential architecture.

Shown on this year's cover is the Robert William Roper House, overlooking the harbor of Charleston, South Carolina. It was my first purchase of real estate, back in 1968. In the foreground of the photograph are pink and white oleanders, which bloom all summer. With oleanders and crepe myrtle in bloom everywhere, Charleston is even more beautiful in Summer than Spring (if you don't mind a little heat). The house you see to the right of Roper House in the picture is the Ravenel House, which used to have four tall Corinthian columns on its façade. They fell down in the earthquake of 1886 and never have been replaced – a challenge for some future preservationist. The Roper House's columns survived. Together, the two houses originally must have looked like something straight out of the Roman Forum.

Roper House – named for its builder, a wealthy cotton planter – was built in 1838 following construction of the Battery, a high sea wall that re-claimed marshy land at the tip of the Charleston peninsula. This area soon became the city's most desirable residential real estate location. The site looks directly out to the Atlantic Ocean, past Fort Sumter where the Civil War began in 1861. Mr. Roper was the first to buy three lots in this area from

the city, and his handsome three-story house was the first to be built here. Roper wanted his new residence to be the first seen by visitors sailing into Charleston's harbor (travel then was usually by sea). The massive Ionic columns on Roper's house were the largest of any local residence. It was also one of the earliest examples of newly fashionable Greek Revival architecture built in Charleston, predominantly an 18<sup>th</sup> century city of more restrained Georgian architecture. Nearly 175 years later, Mr. Roper's imposing house is still a show-stopper for the thousands of visitors (and locals) who promenade along the Battery each day.

### *The Importance of Being Strong Financially*

Mr. Roper's experience in building his dream house is a reminder of the importance of timing and being strong financially. Roper unfortunately began construction in 1837, which happened to coincide with the onset of a nasty global depression – the Panic of 1837. The Bank of England, worried about a persistent loss of gold, tightened credit. This led to a return flow of gold to London, which in turn precipitated financial collapse in America and elsewhere. Of special concern to Mr. Roper was a collapse in the price of cotton, his main source of income. Roper survived but had to scale back some of his dreams and sell the adjoining lots he had purchased. As a result, Roper House lost its place at the head of Charleston's High Battery.

And that bit of financial history reminds me it's time to move on to Classical American Homes' own financial condition. In a word, it's very good.

## *Highlights of Our Financial Performance*

On balance, 2011 was another good year financially for Classical American Homes, although not quite as good as the preceding year. Reported Net Income was \$176,937, down from \$383,168 last year. But this number is misleading in several respects. First, it includes non-cash depreciation charges of over \$320,000 in each year. This is an accounting charge that we have to take, not a cash expense. In reality, our old houses and antiques tend to gain in value over the years. We keep them in great shape! Secondly, the reported net income does not include changes in the unrealized market value of our investment portfolio. In this respect, we've been fortunate to have unrealized gains in most years. If you include these adjustments, our "bottom-line" looks more robust:

### **Year ended Dec. 31, 2011**

	<b>2011</b>	<b>2010</b>
Reported Net Income	\$176,937	\$383,168
Non-cash Depreciation	325,680	323,995
Change in Unrealized Appreciation of Securities	527,914	763,479
Adjusted Net Income	\$1,030,531	\$1,470,642

## *Investment Performance*

Classical American Homes' investment portfolio performed exceptionally well in 2011. Including dividends, interest, and market appreciation, our account was up just over 10%. Considering that the S&P 500 index was unchanged for the year (up 2% including dividends) our relative performance was quite good. We were never more than 70% in common stocks (the rest in conservative bonds). The secret was a portfolio heavily over-weighted in Electric Utilities and other defensive stocks, all of which fared exceptionally well in 2011.

While the market started out well in 2012, we still are retaining a conservative investment stance.

## *Fund-raising*

Charitable Contributions received were \$1,496,562, down slightly from \$1,597,149 in the prior year. From a financial point of view, this is not as good as it sounds. It includes gifts of antiques appraised at \$175,000 in 2011, and \$155,000 in 2010. Excluding these non-cash gifts, we received \$1,321,562 in 2011 vs. \$1,442,149 in the prior year – not bad at all considering what we've been hearing about fund-raising by other non-profits in the difficult 2011 business and market environment. Please note that your contributions are the key reason Classical American Homes remains "in the black" each year!

## *Expenses*

Not so good here – total expenses up 13.5% to \$1,907,291, up from \$1,679,045 in the previous year (this includes the non-cash depreciation charge of \$325,680 in 2011 and a comparable accounting charge in 2010). We had quite a few non-recurring (hopefully) expenses in 2011. Also Healthcare and other Insurance expenses keep rising.

## *In Conclusion*

Overall it was another good year, with a positive cash flow of \$1 million plus for the third consecutive year. As a result, our cash and marketable securities now approximate \$11 million, with no debt. All the properties are in tip-top physical shape, and office morale is high. Despite my advancing years (what a euphemism!) we have a bright young team, led by Margize Howell, that is breathing new life and vitality into our organization. Thank you for your support, and now let's turn this report over to Margize for a look at the year's activities at Classical American Homes.

Sincerely,



Richard H. Jenrette  
*President*

# Annual Report 2011

*From Margize Howell*

It's hard to believe that so many of Classical American Homes' recent activities have centered around a once obscure 18<sup>th</sup> century Scottish immigrant cabinetmaker, Duncan Phyfe. The Metropolitan Museum of Art has just completed a brilliant retrospective on Phyfe's works, the first in 90 years since The Met's influential exhibition on Phyfe in 1922. By the early 19<sup>th</sup> century, Phyfe had become America's best known cabinetmaker and now in the 21<sup>st</sup> century he is receiving high praise once more. Even though there is no known image of Phyfe, we certainly have felt his presence at Classical American Homes this year.

The momentum started in early 2011 with The Met's exhibition "Duncan Phyfe: Master Cabinetmaker in New York" which opened in December 2011. It closed in May 2012, but has moved on to The Museum of Fine Arts, Houston, until September 2012. The current Phyfe exhibition provides exciting new scholarship and attributions, uncovering new dimensions of Phyfe's work. I hope you have had the opportunity to see this exhibition, but if not, The Met's catalogue is excellent.

For this exhibition, the co-curators, Peter M. Kenny, the Ruth Bigelow Wriston Curator of American Decorative Arts and Administrator of The American Wing at The Metropolitan Museum and Michael K. Brown, Curator of the Bayou Bend Collection at The Museum of Fine Arts, Houston, requested nine objects related to Phyfe, that were on exhibit at two of our properties, Millford Plantation in South Carolina and Edgewater in New York state. These items are either owned by Dick Jenrette or Classical American Homes or on loan to us. The furniture selected represents two distinct periods and styles of Phyfe's work. Also included were portraits of the original owners of the furniture:

Gov. John Laurence Manning and Susan Hampton Manning of Millford and Robert Donaldson and Susan Gaston Donaldson of Edgewater. Mrs. Donaldson's harp, which is shown in her portrait, is also in the show. Although not included in the exhibition, we recently have acquired the original bill of lading of Manning's purchase of Phyfe furniture as well as a copy of Donaldson's bill of sale from Phyfe.

We were fortunate to have the exhibition's co-curator Peter Kenny lecture about Duncan Phyfe at Edgewater in the Fall and again at Millford in Spring of 2012. In his approachable and articulate way, Peter was able to share some of the new discoveries and scholarship on Phyfe. Both these events were well-attended and our guests really seemed to enjoy seeing the Phyfe furniture *in situ*, especially being able to examine it first-hand with Peter's expertise. We are indebted to Peter Kenny for his generosity in sharing his time, scholarship and friendship with us. Classical American Homes also salutes the other curators of the exhibition: Michael K. Brown, Frances F. Bretter, and Matthew A. Thurlow. They have certainly brought Phyfe's craftsmanship back to the forefront of American design.

## *Visitation – Revenues Increase in 2011*

Visitation to Classical American Homes' two house museums, Ayr Mount and Millford, continued to grow – in terms of both individual attendance and revenues. This was the second year that Millford was opened to the public on the first Saturday of each month and every Saturday in April. In 2011, the overall visitation increased by over 40%, thanks in part to getting the word out about Millford being opened for tours, but largely



because of the well-attended picnic for 250 guests in April. The Poet's Walk at Ayr Mount, which is free to the public, reported 11,000 visitors, an increase of 7%, although the house visitation was down slightly. The good news is that revenues are up at both museum houses as a result of more group tours and events.

The four houses still owned by Dick Jenrette – Roper House, Cane Garden, Baker House, and Edgewater – attracted nearly 3,000 visitors in 2011. As in the past, the revenues from admissions of the group tours and events at these houses go directly to Classical American Homes.

Included at the end of this Annual Report is a list of groups from all over the nation, from museums to preservation organizations to schools, that visited our historic houses in 2011. We are proud to welcome these distinguished groups – and we encourage a return visit or a visit to another property soon!

### *More Events, More News*

This also has been a banner year for Classical American Homes in terms of events, publicity, and outreach. Numerous events at our houses have received positive national and local press. We also launched a quarterly Classical American Homes Newsletter.

The events that Classical American Homes sponsored in 2011 were diverse and well-attended. Instead of listing them all here, please see the Classical American Homes Newsletter insert.

We were thrilled when **The Magazine *ANTIQUES*** featured Edgewater on the cover of their January-February 2012 issue. Editor Betsy Pochoda's generous mention of Dick Jenrette and Edgewater in her Editor's Letter, Laura Beach's well-researched and interesting article, along with the beautiful photography by Gavin Ashworth, was a tribute to Edgewater and Dick Jenrette. *Antiques and Fine Arts* magazine also ran an article in their January issue, "Changing Perspectives on an Iconic American Craftsman DUNCAN PHYFE at the Metropolitan Museum" by Peter Kenny. It featured the Edgewater and Millford furniture

by Phyfe and related portraits. If you would like to read these articles, you may download them from our home page.

The Classical American Homes Newsletter is an effective way to stay in touch with friends and donors about our various programs and related activities in the field. The four 2011 Newsletters were emailed as well as posted on our website. In conjunction with producing the newsletter, we were able to increase our email list by more than twofold which has introduced new friends to our organization. This communications outreach has not only enabled us to reduce our postage, printing, and paper costs, but also assures that news is delivered on a more timely basis to our friends and supporters, as well as posted on our Facebook page.

### *Who Takes Care of our Houses?*

In last year's Annual Report I discussed who visits our houses. Almost as frequently, we are asked who takes care of our houses. You've heard it takes a village to raise a child, well, for us it takes a village to care for our houses. Or better yet, it takes a village of caring site supervisors and families to keep our houses in top quality shape.

### **Who's in Charge?**

John William Smith, better known as Jack, is the Operations Manager of CAHPT's three houses, plus Dick Jenrette's four houses. He also serves as a Classical American Homes Board Director. Working with Dick for nearly 37 years, Jack oversees the physical operations and management of each house. He works closely with each of the site supervisors, while Edgewater on the Hudson and the two Baker Houses in New York City are also under his direct supervision. Jack is based in Barrytown, NY and lives steps from Edgewater with his wife, Diane. His son, Chris, who was recently admitted to the New York Bar, is now working at the foundation as our corporate secretary and in-house legal counsel. Chris also brings with him experience of working with his Dad and a love of old houses.

## **Ayr Mount**

In Hillsborough, NC, Bill Crowther has been Ayr Mount's site supervisor for 27 years with his wife, Schatzie, who has played a vital role. The Crowthers live on the property and raised their three children there (now adults who have flown the nest). Serving on numerous local boards, Bill was also elected County Commissioner from 1994–1998 and in 2008 he was the recipient of the first Engstrom Award, a local preservation distinction. He was a stalwart in helping the community to defeat the \$45 million NC Dept. of Transportation proposed By-Pass, which threatened to encroach on Ayr Mount and the historic town of Hillsborough with a new high bridge across the Eno River and a four lane highway. His versatile wife, Schatzie, is in charge of coordinating and giving Ayr Mount's many tours. Recently, she worked on the conservation of Ayr Mount's Kirkland family cemetery by conducting a succession of non-intrusive cleanings of the gravestones. In 2015 Ayr Mount will be celebrating its upcoming Bicentennial, and the Crowthers are already planning several interesting programs. Stay tuned!

## **Robert William Roper House**

In Charleston, SC, Earnest Townsend is the long-time site supervisor of Roper House while also being our official goodwill ambassador to visitors. Working at Roper House for over 30 years, Ernie knows this harbor-side house through low and high water, through calm and storm alike. He has plenty of war stories, including Hurricane Hugo's direct assault on Roper House in 1989. Ernie and several of his eight brothers moved all the furniture and carpets to the second floor. The first floor was flooded with five feet of water and a layer of mud. They started cleaning up the house and garden immediately, restoring the place to its former beauty, in only a few months time before Prince Charles' previously scheduled four-day stay at Roper House. Not limited to hurricane damage control, Ernie also is famous for his colorful and informative guided tours of Roper House and is our star book salesman.

## **Millford Plantation**

Also in South Carolina, Millford's site supervisor, Louis Hall and his family, have deep roots at Millford. Louis and his wife, Paula, came to Millford in 1982 with their three young sons to work for the Emory Clarks. Prior to Louis taking the reins, Paula's father had been the caretaker at Millford. When Millford was purchased by Dick Jenrette 20 years ago in 1992, Louis and Paula began another tenure at Millford. Paula handles the booking of our public tours and cares for the house interiors. Two of their sons, Matthew and Adam, concentrate on the maintenance of Millford's extensive grounds and gardens. Another son, Luke, is the local sheriff and helps keep an unofficial eye out for Millford. In 2008, Dick gave the Millford mansion and the immediate surrounding grounds to Classical American Homes and, luckily for us, the Halls agreed to continue their hard work and dedication to Millford.

## **Estate Cane Garden**

David Crowther, the younger brother of Bill Crowther at Ayr Mount, has been the site supervisor for 18 years at Estate Cane Garden in St. Croix, US Virgin Islands. David lives on the property with his wife, Dulcie, and their two young sons. Both originally from Maine, David and Dulcie have adjusted well to St. Croix's tropical climate and to island life. They keep Cane Garden's house and grounds in impeccable condition. David also has had more than his share of hurricane experiences in St. Croix.

These individuals, together with their associates, are proud and protective stewards of our historic houses. They safeguard, care for, and preserve our houses -- and we are very grateful for their talents and ongoing service. Collectively, if we add up their experience and I throw in my own 27 years, the total will be approximately 180 years, which happens to be the average age of most of our houses. I guess all these numbers add up!

### *It's Not All About the Architecture*

In talking about our historic houses, we tend perhaps to be architecture-centric, overlooking the other elements that these properties offer. In future annual reports, we hope to share with you information about our large collection of antique clocks, porcelain, carpets, silver, chandeliers, mirrors, books, manuscripts, as well as the landscape architecture, which also have their own stories to tell. A multi-layered experience for visitors is what we seek – it could be described as seeing Phyfe furniture *in situ* in Roper House's double parlor with its 18-foot ceilings, with a breeze gently moving through the floor-to-ceiling windows and French doors, opening onto the piazza with its two-story Ionic columns framing a view to the Atlantic Ocean. As Dick would say, it's an "adventure" – which is chronicled in his two books on collecting old houses – and perhaps he would also suggest a cocktail.

Thank you for your support,

*Margize*

Margize Howell  
*Executive Director*



*The piazza of Roper House offers a view of Fort Sumter and the Atlantic Ocean. It's everyone's favorite place to gather, especially when a full moon rises out of the water.*

(Photography by Van Jones Martin)



# Classical American Homes Preservation Trust

## Income Statement

(for the 12 Month Period Ending December 31st)

<b>Income</b>	<b>2011</b>	<b>2010</b>
Events / Tours	\$ 55,889	\$ 44,780
Charitable Contributions	1,496,562	1,597,149
Dividends & Interest	335,300	302,752
Realized Gains	184,350	91,982
Rental Income	800	—
Book Revenue	11,327	25,550
<b>Gross Income</b>	<b>\$ 2,084,228</b>	<b>\$ 2,062,213</b>
<b>Expenses</b>		
Operating Expenses	1,444,871	1,199,765
Depreciation Charges - Non-Cash	325,680	323,995
Charitable Distributions	10,250	10,000
Marketing and Fund Raising	79,349	80,671
Professional Services	43,356	55,839
Federal Taxes	3,785	8,775
<b>Total Expenses</b>	<b>\$ 1,907,291</b>	<b>\$ 1,679,045</b>
<b>Net Income (Loss)</b>	<b>\$ 176,937</b>	<b>\$ 383,168</b>
<b>Pro-forma Adjustment</b> (for the 12 - Month Period Ending December 31)		
Reported Net Income	\$ 176,937	\$ 383,168
Add Back: Depreciation Charges - Non Cash	325,680	323,995
Changes in Unrealized Appreciation of Securities	527,914	763,479
<b>Adjusted Net Income</b>	<b>\$ 1,030,531</b>	<b>\$ 1,470,642</b>

# Classical American Homes Preservation Trust

## Balance Sheet

*(for the 12 Month Period Ending December 31st)*

<b>Assets</b>	<b>2011</b>	<b>2010</b>
<b>Current Assets</b>		
Net Cash Balance - Bank Accounts	\$ 280,508	\$ 138,228
Marketable Securities at FMV	10,378,716	10,074,217
<b>Total Current Assets</b>	<b>10,659,224</b>	<b>10,212,445</b>
<b>Property and Equipment</b>		
Real Estate, at Adjusted Cost	13,747,050	13,726,203
Antiques & Furnishings, at Cost	4,216,644	3,995,450
Office & Related Equipment, at Cost	42,949	26,918
<b>Total Property &amp; Equipment</b>	<b>\$ 18,006,643</b>	<b>\$ 17,748,571</b>
<b>Total Assets</b>	<b>\$ 28,665,867</b>	<b>\$ 27,961,016</b>
<b>Liabilities and Equity</b>		
<b>Liabilities</b>	—	—
<b>Equity</b>		
Net Worth - Opening Balance	27,961,016	26,814,369
Changes in Unrealized Appr./Depr. of Securities	527,914	763,479
Net Income (Loss)	176,937	383,168
<b>Total Equity</b>	<b>28,665,867</b>	<b>27,961,016</b>
<b>Total Liabilities and Equity</b>	<b>\$ 28,665,867</b>	<b>\$ 27,961,016</b>

# Classical American Homes Preservation Trust

## Directors

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Richard L. Chilton, Jr.	Jeffrey Nuechterlein
Lucy Clark Dougherty	John W. Smith
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Margize Howell	Alice M. Tisch

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Dr. Joseph M. Jenrette III <i>Vice President</i>	

## Richard Hampton Jenrette Foundation Balance Sheet

(for the 12 Month Period Ending December 31st)

Assets	2011	2010
<b>Current Assets</b>		
Cash	\$ 13,988	\$ 5,145
Marketable Securities at FMV	694,707	618,985
<b>Total Current Assets</b>	<b>708,695</b>	<b>624,130</b>
<b>Total Assets</b>	<b>\$ 708,695</b>	<b>\$ 624,130</b>
<b>Liabilities and Equity</b>		
<b>Liabilities</b>	–	–
<b>Equity</b>		
Equity - Opening Balance	624,130	592,725
Changes in Unrealized Appr./Depr. of Marketable Securities	82,050	57,137
Net Income (Loss)	2,515	(25,732)
<b>Total Equity</b>	<b>708,695</b>	<b>624,130</b>
<b>Total Liabilities and Equity</b>	<b>\$ 708,695</b>	<b>\$ 624,130</b>



# *Classical American Homes Preservation Trust*

## *2011 Donors*

### *\$100,000 and over*

Amie & Tony James  
Richard H. Jenrette  
Peter & Cynthia Kellogg

### *\$50,000 and over*

Richard & Maureen Chilton  
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### *\$25,000 and over*

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## *Classical American Homes Preservation Trust*

### *2011 Donors (continued)*

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Paul Waner  
Harry Warthen  
Eric & Georganna Weatherholtz  
Mary Williams  
Connie & Pete Wyrick  
Helen Youngblood  
(\*since deceased)

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*Thank you for your support!*

*2011 Visitors to the Classical American Homes Preservation Trust  
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1772 Foundation  
2011 Charleston Antiques Forum, Charleston, SC  
American Friends of the Georgian Group, New York, NY  
Archives of American Art, Washington, DC  
Art Institute of Chicago, Chicago, IL  
Atlanta Decorative Arts, Atlanta, GA  
Bel Air Garden Club, Bel Air, CA  
Belle and Book Club, Chapel Hill, NC  
Blowing Rock Art & History Museum, Blowing Rock, NC  
Boeing Company, North Charleston, SC  
Brick Presbyterian Church, New York, NY  
Cedars of Chapel Hill, Chapel Hill, NC  
Chapel Hill Garden Club, Chapel Hill, NC  
Clemson University, Clemson, SC  
College of Charleston, Charleston, SC  
Cooper Hall, Mt. Pleasant, SC  
Cosmopolitan Club, New York, NY  
Craig Roberts Associates, Dallas, TX  
CSX Transportation, Jacksonville, FL  
Decorative Arts Trust, Philadelphia, PA  
Elon School, Elon, NC  
Fresh Meadows County Club, Fresh Meadows, NY  
Galloway Ridge, Fearington, NC  
Garden Club of Virginia, Lynchburg, VA  
Gibbes Museum of Art, Charleston, SC  
Green Fingers Garden Club, Greenwich, CT  
Historic Charleston Foundation, Charleston, SC  
Institute of Classical Architecture, Charlotte, NC  
Institute on City Design, Charleston, SC  
Junior League of Charlotte, Charlotte, North Carolina  
Lakeshore Garden Club, Chapel Hill, NC  
Leadership Sumter, Sumter, SC

Metropolitan Museum of Art, New York, NY  
Middleton Place Foundation, Charleston, SC  
Moore County Historical Association, Southern Pines, NC  
Museum of Early Southern Decorative Arts, Winston-Salem, NC  
National Society of the Colonial Dames  
National Trust for Historic Preservation, Washington, DC  
Neuberger Art Museum, Purchase, NY  
Newport Beach Decorative Arts Society, Newport Beach, CA  
North Carolina Department of Cultural Resources, Raleigh, NC  
Orange County/Chapel Hill Visitors Bureau, Chapel Hill NC  
Organ Lutheran Church, Salisbury, NC  
Philadelphia Antiques Show, Philadelphia, PA  
Philanthropic Educational Organization, Aiken, SC  
Preservation Society of Charleston, Charleston, SC  
Questers, Sanford, NC  
Richland County Recreation Department, Columbia, SC  
Robert A.M. Stern Architects, New York, NY  
Sages, Greensboro, NC  
Salt Bay Chamber Orchestra, ME  
Sanford School of Public Policy, Durham, NC  
Spoleto Festival USA, Charleston, SC  
Spring Island Garden Club, Spring Island, SC  
Saint David's School, New York, NY  
State Highway Commissioners of South Carolina, Charleston, SC  
Sumter High School, Sumter, SC  
Synder Memorial Church, Fayetteville, NC  
Trust for Public Land, San Francisco, CA  
University Club, New York, NY  
University of North Carolina, Chapel Hill, NC  
University of South Carolina, Sumter, SC  
Wild, Wacky, Wonderful Women of the World, Cary, NC  
Young American Friends of the Georgian Group, New York, NY



# Visit Our Houses

To schedule a tour, please go to:  
[www.classicalamericanhomes.org](http://www.classicalamericanhomes.org)



## EDGEWATER

Edgewater, built in 1825 on the Hudson River in upstate New York, combines classical architecture with a dramatic setting to create one of the Hudson Valley's most charming river residences.



## AYR MOUNT

Ayr Mount, a Federal-style plantation house built in 1815 just outside historic Hillsborough, N.C. was home to William Kirkland and four generations of the Kirkland family for the next 170 years.



## ROPER HOUSE

Roper House, built in 1838 on the recently completed High Battery, commands a sweeping view of the Charleston, South Carolina harbor.



## CANE GARDEN

*St. Croix, Virgin Islands*



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## GEORGE F. BAKER HOUSES

The George F. Baker Houses comprise a block of adjoining residences owned by the Baker Family on the corner of Park Avenue and East 93rd Street in New York City, dating from 1917-1932.



## MILLFORD PLANTATION

Built in 1839-41, Millford Plantation is one of the finest examples of Greek Revival architecture in America and still retains most of its documented Duncan Phyfe furniture.



## ESTATE CANE GARDEN

Located on a high hilltop in St. Croix, U.S. Virgin Islands, Cane Garden is a classic example of a small Palladian villa, circa 1784, featuring expansive Caribbean views.



*Roper House, photographed circa 1880, post-Civil War and pre-Earthquake of 1886, before the ballroom and new kitchen wing were added. Pictured is a row of three young live oak trees, once part of a long line of live oaks along the Battery. Only one still stands today in front of Roper House. This same tree – much larger today – is pictured on the front cover. Its lone survival can be attributed to Mrs. C. Norwood Hastie, Roper House's long-time resident before Dick Jenrette. When one of Mrs. Hastie's neighbors persuaded the City to chop it down, she protested by literally hugging the tree and thwarting its demise. One could say Sarah Hastie was one of the original tree huggers!*